150 HOUSES FOR SALE

HARRY FOSTER LTD.
Opposite "The Bay"
1733 DOUGLAS ST. EV 3-2101

DRIVE BY 585 O'CONNELL
Move in, in 1 week—brand new 2-bedroom stucco home with full basement, attached carport, Oil-O-Matic heating; kitchen on front of house. Many extras include sundeck off living room, floor-to-ceiling fireplace, etc. $3,000 down. FULL PRICE $10,950

583 AGNES
Move in today! New 2-bedroom full basement home with Oil-O-Matic heating. Well built and nicely finished. We offer immediate possession. $3,000 down. FULL PRICE ... $10,700

570 TAIT
Also completely finished and ready for your occupancy. Brand new, 2 bedrooms with full basement and Oil-O-Matic heating. First-class finish and construction. $3,000 down. FULL PRICE ... $10,700

The above 3 homes offer the best value obtainable today. You may drive by or give me a call to see through them. Call Herb Hodgson, EV 2-2101; res. GR 9-2114; or call at my home at 611 Baxter Ave.

DRIVE – BUY 811 VERNON
(EXCLUSIVE LISTING)
This 2-year-old bungalow, situated on high ground with a view, consists of living room, 18x14, with Roman tile fireplace; cabinet kitchen with dining space, 4-pce Pembroke bathroom, FC basement with extra room.

FULL PRICE $10,000
With $2200 Down
or $10,200
With $1700 Down
Call Art Yells, EV 2-2101; res., EV 3-5039

NEAR VETERANS' HOSPITAL
(Exclusive Listing)
9-room home with separate garage. 3 BRs upstairs, could be used for rental purposes. F.P. $10,000
GOOD TERMS
Call Art Yells, EV 2-2101; res. EV 3-5039; Harry Foster Ltd.

Retired? See 130 Homer
Immaculate 2-bedroom, 6-year-old bungalow in good area amongst new homes; fully-lined basement; oil heat. Nice grounds. $3,000 handles at only $10,800
Pat DeLaney,
EV 2-2101; res., EV 2-4956

(OO)K! $1750 DOWN
Modern 5-room, stucco bungalow in Gorge; all rooms spacious and attractive, full basement; expensive oil hot-water heat. Nicely landscaped. Balance at $99.75 per month, including taxes $12,950
Pat DeLaney,
EV 2-2101; res., EV 2-4956

TAYLOR SPITTAL
621 FORT STREET EV 4-9308
YOUR PROTECTION IS OUR PROFESSION

Waterfront
Here is a rare opportunity to acquire a two-bedroom home in immaculate condition. Full basement with rumpus room and oil heat. Full price only $12,950
For viewing phone S. Stephens or Roy Green, EV 4-9755 anytime

OAK BAY Willows Way
Attractive two-bedroom stucco bungalow, oak floors, O-O-M heat. Close to beach, park, transportation, shops, schools, etc. Suitable for couple or small family. Extra room in basement. $14,250 Full price
To view call Glen Robertson, EV 4-9308, EV 4-0833

DUPLEX
Roomy duplex in good rental area. Contains 2 large self-contained suites with separate entrances. Possible revenue of $140 per mo. Payments of $75 per mo after down payment. Total price $10,700
Call Bert Ralph,
EV 3-8944 or EV 4-9308

$500 DOWN North Douglas
2-bedroom stucco bungalow. Close to schools, transportation and shops. Large lot almost ½ acre, close in. Payments only $60 per mo after low down payment of only $500. Total price $5800
Call Bert Ralph,
EV 3-8944 or EV 4-9308

$2500 DOWN Immediate Possession
OIL HEAT
FULL BASEMENT
BRAND NEW
TWO BEDROOMS
Please call Roy Green or S. Stephens, EV 4-9755 anytime

3363 VETERAN AVE. MOUNT TOLMIE
Open for Inspection
SATURDAY, FEB. 14TH
FROM 1 P.M. TO 5 P.M.
3-bedroom, modern, stucco bungalow, brand new. Full high basement, drive-in garage. Auto-o-Matic oil heat. Very good terms at $2,750 down. Full Price, only $11,950
Jim Ridings in attendance,
EV 3-7041; Eves. EV 3-8533

COUNTRY COTTAGE
Within 5 miles, a semi-secluded cottage of four rooms with basement. There are five lots with fruit and shade trees. $1,500 down $6500
Please ask for Henry Hope,
EV 3-7041; Eves. GR 7-2734
JOHN GREENWOOD
1241 Broad Street

OWN YOUR OWN SUITE. FIVE-room co-op apartment, extra-large rooms, Youngstown kitchen, built-in features, some wall-to-wall carpet. Panoramic sea views. Elevator, janitor service, low maintenance. Owner, EV 2-9796.

JAMES BAY—3 BEDRMS, LARGE living room, kit with range and fridge included. A bargain at $6,300. Ask for Mr. Wright of Swinerton's, EV 3-7181, res. EV 2-9623.

150 HOUSES FOR SALE

A. BERNARD & CO. LTD
629 Fort Street EV 4-9335

COUNTRY SECLUSION OVER TWO ACRES
Two-and-half acres of wooded park-like property past Royal Oak. An attractive well-built NHA home. Combination LR and DR with fireplace. Smart electric kitchen, three bedrooms and 4-pce bath, oak floors throughout. Partly finished rooms in high bsmnt. Forced hot-air heating. Separate garage. Price $13,650
Please call Mr. Francis, EV 4-9335; Res., GR 9-4810.

HIGH QUADRA
A good stucco bungalow, four large bright rooms with full bsmnt, auto oil hot-air heating. There are oak floors and fireplace. Property nicely fenced in good residential area close to bus line. Good terms. Price $10,900
Call Mr. Francis, EV 4-9335; Res., GR 9-4810.

EXCLUSIVE LISTINGS
No. 1—
$2000 CASH
And balance payable $65 per month including PIT. Compact 4-room bungalow with utility and entrance. Located ½ block from sea in nice part of James Bay. Ideal for retired couple. Price only $6200
No. 2—
NHA HIGH LOCATION
Lovely almost new 3-bedrm home within 3-mile circle. Large LR and DR, modern kit, oak floors throughout. Full bsmnt, Oil-O-Matic heat, carport. Lot 80x120. Excellent views from all windows. A real buy at $14,500
$5,500 cash required, balance $80.60 PIT.
No. 3—
CLOSE TO CEDAR HILL GOLF COURSE
Attractive 3-room stucco bungalow with Pembroke bath. Hardwood floors. Full bsmnt with 2-room suite, extra toilet. Extra 50-ft. lot; several fruit trees. ½ cash to handle. This is a bargain at only $8400
For further information on the above please contact Mr. A. C. Humphries, eves. GR 8-1866.

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

$2275 DWN PAYMENT
$13,750 NHA, on sewer, 3-bedroom stucco bungalow, oak floors, metal windows, full cement basement. Oil-O-Matic, drive-in garage. Just completed ready for occupancy. Mr. Bennett at F. N. CABELDU, Ltd., 1212 Broad St., EV 3-7174; Eves, EV 3-4313.

TRADE
My client would like to have a newer and better house. He has a six-room bungalow at present, value about $9,000, and would like a trade for a modern 3-bdrm house with basement and space for BR. Will take over mortgage or pay cash for difference.
Call H. W. Blenkinsop

BRAND NEW SPLIT LEVEL 3 BEDROOMS
QUIET, SECLUDED LOCATION
LARGE LOT
Attractive living room with fireplace and dining space. Bright kitchen with mahogany cabinets and stainless steel sink. A few steps up to 3 bedrooms and 4-piece bath with colored fixtures. Part basement. Oil heat. Drive-in garage. Price, with terms $13,500
Mrs. Strodyk, EV 3-7174;
Res, EV 2-4853.

NEW BUNGALOW CEDAR HILL
Attractive 3-bedroom bungalow in quiet residential street, close to transportation and schools. Full basement, automatic oil hot-air heat. Down payment only $2,000 ..... $12,935
To view, call W. F. Garling,
EV 3-7174, Res., EV 4-6587

WATERFRONT ALBERT HEAD
Comfortable 6 room home, situated on nearly 1 acre of WATERFRONT PROPERTY with EXCEPTIONAL view of Juan de Fuca Strait and Olympic range. House comprises living room with FP, separate DR, den with FP, 2 twin-size BRS, 4-pce bathroom, kitchen and utility. Full dry basement with auto oil H-A, city water. Taxes $53. Full price $20,000
Further particulars B. Gorely or B. Hindson, EV 3-7174.

KING REALTY
Weiler Bldg.
609 Broughton St. EV 2-2131

BUILD NHA 1,460-FT. BASEMENT
A HOME THAT IS DIFFERENT, DESIGNED AND BUILT BY CARLOS BELLAGENTE ON SEWER. $12,600 NHA MTGE. LOT INCLUDED. ONLY $15,700
Lee Halberg, EVES. EV 3-8510

NHA RANCHER $76 A MONTH
1,460 sq. ft. with 3 large bedrms, 18x21 living room, large kitchen, plus dining room. ON SEWER. $12,000 NHA MTGE. THE BEST BYU IN TOWN. ONLY $14,700
Lee Halberg, EVES. EV 3-8510

MORE FOR LESS
Is sometimes available. My friend, hospitalized, has a modern, 2-BR home like those you see under construction in various subdivisions. This is on sewer and priced at ONLY $9750
Please call me for details.
George Dickason, eves, EV 3-0449

"OUTSTANDING"
A QUALITY HOME IS NOW AVAILABLE IF YOU ACT NOW. FEATURING A LARGE LIVING ROOM WITH FIREPLACE, FORMAL DINING ROOM, SPACIOUS BRIGHT MODERN ELECTRIC KITCHEN AND TWO TWIN-SIZED BEDOOMS. A FULL HIGH CONCRETE BASEMENT WITH O-O-M HOT WATER HEAT AND ITS CONVENIENT LOCATION MAKE THIS TRULY OUTSTANDING AT $12,950 WITH LESS THAN $2,000 DOWN. A QUALITY HOME IN IMMACULATE CONDITION. JIM GOLBY, EV 5-6741 OR EV 4-4066. NORTHWESTERN SECURITIES OF VICTORIA LTD.

Low Down Payment $60 Per Month
$750 Down—or Less
No need to rent when you can buy this 4-room stucco bungalow close to bus, school and store. Having 2 bedrooms and large kitchen and living room, this is economy plus a large garden and fruit trees. Don't wait, get your offer in right away, you can't go wrong on this. Call TED KAY of Northwestern Securities of Victoria Ltd. Ph. EV 5-6741 or EV 5-8852.

JAMES BAY SPECIAL
Magnificent — wonderful — superb —New this! New that! Older home in terrific condition! Oil-O-Matic heating, cabinet kitchen, full basement, 3 bedrooms. All this for a mere $1,500 down or near offer, $75 per month. Hurry now for this wonderful bay. Ring K. J. WILLIAMS, EV 5-6741 ... or GR 5-3718. Northwestern Securities of Victoria Ltd.

SPOTLESS — 3-BEDROOM HOME in quiet location on dead-end street. Just the spot for youngsters. Full basement, Oil-O-Matic heat. Close to schools. This one-year-old, nicely landscaped, $5,000 to handle, balance $77 per month, only $13,750. R. Harris, EV 2-4255 anytime. J. H. Whittome & Co. Limited, EV 2-4255.

FOR HOMES IN COLWOOD LANG ford see Grant & Jenkins, you local agents. GR 8-1729 Langford.

150 HOUSES FOR SALE

NEWSTEAD REALTY LTD
766 Fort Street EV 2-8117

LANSDOWNE VIEW
Excellent family home with through hall, large living room, dining room, cabinet kitchen, nook, utility, 3 bedrooms and 4-piece Pembroke bath; oak flrs, full basement, auto oil heat, roughed-in fireplace in basement, 1,400 sq ft of solid comfort, fairly priced at $17,950
Please phone Ted Kergin for appointment, EV 2-8117; Eves. EV 4-1583

$2514 DOWN BEST BUY TODAY
This brand new, 3-bedrm NHA will be ready for you Feb. 28. The unusual design means added space to the main floor, whilst a roughed-in RR and outlets for auto washer and dryer in basement give added value. Monthly payments approximately $92 PIT, and total price $13,850
First come, first served.
Call Vernon Clarke,
EV 2-8117, or eves., EV 5-1236

DRIVE BY 3241 ALBION YES, LOOKS ARE DECEIVING
But this is a very large house, 1,200 sq. ft. of delightful living area in this home of living-dining room, 2 twin-sized bedrooms, modern cabinet kitchen with built-in nook, utility plumbed for auto washer, Timken auto oil furnace, 4-piece colored bathroom fixtures; close to schools, stores, etc. $10,950
Very good terms. To view, phone Mrs. Browne, EV 2-8117, EV 5-6324.

STEWART CLARK & CO.
608 Broughton St Phone EV 5-2481

Drive By These Exclusives But Please Do Not Disturb Owners
ROWLAND HEIGHTS 608 LAMBIE
Situated in this much desired subdivision. Charming 5-year-old stucco bung. As modern as tomorrow. 2 bedrms, no bsmt, oil heat. Beautiful view. Nicely landscaped. Full asking price $12,750
EV 5-2481
Mr. Crickmay, Eves, EV 5-3170

225 WILDWOOD
You will want to see the inside. We have the key, can be shown anytime. Through hall plan, cosy LR, separate DR, elec kit, 2 bedrms, 4-pc bath. Full bsmt, oil heat, separate garage. Just listed and priced to sell $10,500
EV 5-2481
Mr. Lukey eves. GR 7-2040

3451 SHELBOURNE
7-rm. stucco semi-bung, all good-size rms, through hall plan. Oil heat. A good family home, handy to everything $13,700

HOMES WITH 1½ to 2½ ACRES
1. 2 bedrooms, 3 years old, hardwood floors, wired 220, hot-water heat, 1½ acres, 7 miles to city centre. $2,835 down, full price $9000
4. 4 rooms plus, very fine home, FC basement, HW heat, 2½ acres with greenhouse, Gordon Head. Down payment approx. $6,500. Full price $13,950
7. 5-room stucco home, very fine. Elec kitchen, living room, recreation room knotty pine finished, 2 acres, Cedar Hill, $7,000 down. Full price $12,960
8. 5 rooms, excellent condition, 1½ acres, 3 greenhouses, approx. $7,000 down. Full price $13,950
9. Fine old residence with 9 rooms, in first-class condition. Auto oil, wired 220, 2½ acres, chicken house, fruit trees, Brentwood, $3000 down. Full price $14,500
For information on above listings and many others not mentioned phone HARRY HORSON of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7828.

"SEASHORE WATERFRONT"
YOUR OWN SHELTERED BEACH AND COVE WITH BOAT LANDING, LAWNS AND SHRUBS TO THE SHORE!! SUBSTANTIAL 4-ROOM COTTAGE IS ON THE PROPERTY LIVABLE AND SNUG. TAKE ADVANTAGE OF THIS OPPORTUNITY TO OWN A HOMESITE IN AN UNEXCELLED "SEASHORE" LOCATION. CALL ETHEL HARVEY EV 5-6741 OR EV 5-4368. FULL PRICE ONLY $12,950. NORTHWESTERN SECURITIES OF VICTORIA LTD.

THE ROYAL TRUST CO.
Six-room stucco bungalow. Overlooking Portage Inlet. Three-car drive-in garage. Oil-O-Matic hot-air heating 2½ lots. Consisting of living room, dining room, kitchen, all with a view of the water, three bedrooms 4-pce bath. Full basement. Situated on the corner of the New Island Highway and Wilkinson Road. Price $14,750
A. E. Coles
The Royal Trust Co.
1205 Government St.
EV 3-4126 Evenings EV 2-8752

BUILD NHA
No Down Payment?
Own Your Lot?
Equity in Home?
We have a number of reputable builders ready to start your new home with a choice of plans and lots available. Also many homes now under construction in all areas. For further information call E. J. Butler, EV 4-7138, eves. EV 5-1232. Douglas Hawkes & Co., 817 A Fort Street.

"OAK BAY"
NEAR ESTEVAN SHOPPING CENTRE
4 Bdrms, 2 Full Bathrms
Gracious living room, guest-size dining room, full basement, Oil-O-Matic. First time on the market. For particulars telephone MRS. SIMPSON, EV 5-6741 anytime, Northwestern Securities of Victoria Ltd.

835 PEMBERTON RD.
Transfer forces sale of newly-built home. This four-bedroom home was designed by local architects for the comfort and enjoyment of any-sized family. The usual "frills and eye-catchers" were left out to avoid obsolescence —it will be as new in 1970 as it is today. The home is built on a large, well-treed level lot in the heart of a good district. There are 1,800 sq. ft. of very livable space on two levels. The bedrooms and a full bathroom are up, and living room, kitchen, family room, utility and bath—all of generous proportions—are on ground level. No steps to the front side or patio. A separate attached workshop is behind the carport. If interested, please call EV 5-7252 and we'll be glad to show you through. (No agents.)

OLDER TWO-BEDROOM HOME. Beautiful condition. Close in. Owner, EV 3-1204. Terms arranged.

OAK BAY. ATTRACTIVE 3-BEDroom house. Many extra features. One year old. Phone EV 4-9520.

150 HOUSES FOR SALE

VICTORIA REALTY LTD.
1115 DOUGLAS ST.

TODAY!
As never before we are concerned with VALUES! Are you getting the most VALUE from your house-buying dollar? Today I am offering VALUE in a 2-bedroom, no basement home. Evaluate the following:
1. Large living room. No. 1 grade oak floors. No. 1 oak in hall; valance and TV extension wired in.
2. Two medium sized bedrooms. Oak floors.
3. Large kitchen, lots of cupboards, kitchen is painted.
4. Utility room! Wired for dryer; plumbed for washer. 30-gal. electrical bronze hot-water tank. Lots of cupboards and this utility room is painted.
5. Hot-water oil heat, new type baseboard radiators!
6. Lovely compact bathroom with colored fixtures. Bathroom is painted and has vanity!
7. Carport! Lot 66x132, Lot 66x132.
A 100-amp service. Lots of spare circuits. Chimes and mail box installed. On dead-end street; close to bus. Tastefully decorated throughout. Total price $10,500. Clear title! Call J. A. Dunick EV 2-9145 or (eve) GR 9-3395.

JUST COMPLETED
Nicely finished NHA 3 bedrooms; choice district, near schools; with full living and dining area. Bright, high basement $12,400
with a low down payment. Don't miss this one.

IMMED POSSESSION
New NHA family home, 4 months occupied, with a de luxe dinette-kitchen; separate dining room, 3 bright bedrooms, 19-ft. living room with raised hearth, vanity 4-pc bath. Full bsmt; on sewer and sidewalks. $3,300 down. Full price $15,800
Call Edw. C. Clark EV 2-9145 or (eves) EV 2-8536 for these two.

OFFERS WANTED
A SMART LITTLE HOME THAT MUST BE SOLD. BEAUTIFUL MAHOGANY PANELLED CABINET ELECTRIC KITCHEN, TWO LGE BEDROOMS, LIVING ROOM 15X24, SMART FIREPLACE. OIL-O-MATIC HEAT, FULL BASEMENT. IN GOOD LOCATION. Asking only $11,000
Try your down payment.
Please call B. CARTWRIGHT at EV 5-6741 anytime. Northwestern Securities of Victoria Ltd.

TRANSFERRED
Owner wants quick sale of 5-room home with 2-3 bedrooms, large living room, dining room with wall-to-wall carpets. Large kitchen includes electric range and electric hot-water heater, glassed-in front and rear verandas. Full basement contains "in-law suite" or revenue possibilities. Situated on quiet street, block from bus, school and stores, also good rental area. Will accept as low as $2,000 down and balance of $70 monthly. Please phone TED KAY of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 5-8852.

4 BEDROOMS HOT WATER HEAT
To a small boy, "Home is just a filling station, maybe," but to his mum and dad much more. You and your family will greatly enjoy the advantages of this compact 7-room semi-bungalow with its 4 BRs (3 hand basins), bsmt, Oil-O-Matic heat and having nearby schools. On terms at $11,500. Ivan Patrick, EV 5-6741; Res. EV 3-9043, Northwestern Securities Ltd.

OAK BAY SOUTH—EXCLUSIVE Family home in excellent location. Spotless condition, nice-size living and dining rooms, good kitchen with pantry, 3 bedrooms and bathroom up. Oil heat. Near schools and stores. About $3,500 cash will handle. Price $10,900. Mr. Jones at Jones & Scott, 332 Yarrow Building. Phone EV 3-8728. Res. EV 3-2202.

5-ROOM STUCCO BUNGALOW IN nice condition. Oil-O-Matic heat. Landscaped yard with fruit trees. Lake Hill. By owner. GR 9-3894.

5-ROOM BUNGALOW, RUMPUS room, garage. Oil-O-Matic, heat, nice corner Fairfield, owner, $13,000 net. EV 3-6327.

151 COUNTRY HOMES AND PROPERTIES

LANGFORD AND COLWOOD
FOR THE PARTICULAR BUYER—Attractive four-room modern bungalow plus large utility automatic furnace, car port. Everything desirable including the exclusive location in clublands. This bungalow is of the finest construction and very reasonably priced. Hard to duplicate for $9,000 with terms.
THREE-BEDROOM BUNGALOW, full basement and 1½ acres in Colwood. Fully modern, large garage and barn. Nice lawn and garden. Ideal location. $10,500 with $2,500 down.
$1500 DOWN — Modern four-room stucco bungalow, plastered, with cove ceilings, lino tile and oil circulator included. Good central location. Full price $6,750. Another similar for $7,350. LOTS: we have a good selection of nice building lots in Langford and Colwood, with low down payment.
GRANT & JENKINS
Real Estate & Insurance Ltd., Langford, B.C. Office GR 8-1729; res. GR 8-2566 or GR 8-3619.

10 ACRES $3000 DOWN
First time and at this market price makes this an ideal approach to country living. Lovely, clean, bright 3-bedrm home with large living room and family kitchen, 4-pc bath, ample closets, high full basement, over 1 acre of fruit trees. Land is suitable for all types of farming. Good water supply and large reservoir for irrigation. Main intersection location. Tractor and equipment included. Priced at only $14,000
Call Ken Jensen, EV 5-8704 or 45 M Keating
Frank A. Martin Agencies Ltd.
1114 Blanshard St.

REVENUE — 1.7 ACRES
Retire in lovely country setting —one 2-bedrm modern stucco bung; also 3-bedrm full modern bung, large LR with FP, wired for range, cab kitchen, bsmt, hot-air furnace. Property nicely fenced. Sagem runs by main bungalow. Income $102 per mo, will pay for this country estate. $2,900 down. FULL PRICE reduced to $12,500
for quick sale. Please call Mr. Houston, EV 5-3435; res. EV 5-6476.

P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

SAANICHTON FAMILY HOME $8100
Plus ¾ of an acre of real good land; cherry plum, apple, peach trees; chicken house 300 birds. A natural excellent registered spring water supply. The home of 4 rooms has basement furnace, taxes low. For country living this cannot be beat. House needs decorating. Randall's Ltd., EV 4-8109; Mr. Randall, EV 2-5447.

"KILIMA FARM"
ROCKY PT. RD.—11 ACRES
"Glimpse of Pedder Bay" 7-roomed siding semi-bungalow with good possibilities for modernization. Poultry accommodation for 1,000 layers. Price only $13,500
Alex Pasee, EV 5-6741 or EV 2-1594.
Northwestern Securities of Victoria Ltd.
631 Yates Street.

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner EV 3-7314, 370 Tattersall.

151 COUNTRY HOMES AND PROPERTIES

TWO-HOUSES AND ABOUT 7 acres of cleared land with sea view. Clear title. Asking price $15,000 or near offer. Some terms. Please phone J. A. McLellan, evenings EV 4-6171. King Realty, EV 2-2131.

153 WANTED TO BUY —HOUSES

UP TO $17,500 Cash For Your Home
MR. MACFADYEN HAS RECEIVED A LETTER FROM A CLIENT LIVING IN AN APARTMENT HOUSE ON MONTREAL RD., OTTAWA, FROM WHICH THE FOLLOWING EXTRACTS ARE QUOTED:
"I am interested in the purchase of a good 2 or 3-bedroom ranch or bungalow type property in Victoria or vicinity. Possession in early June. Same to have good-size rooms and a dining room. Layout, condition of property, grounds and location being of greater importance than the property's age. Purchase price not exceeding $17,500, but preferably around the $14,500 figure. I am able to make a cash deal, but would want to take over any existing low-interest mortgage there may be on the property that I purchase. It is my intention to come to Victoria early in March for the purpose of viewing suitable properties and completing a purchase.
OFFERS WILL BE DEALT WITH IN STRICT ROTATION.
CALL ERIC A. MACFADYEN, NORTHWESTERN SECURITIES OF VICTORIA, LTD.
EV 5-6741, 24-HR. SERVICE

IT'S FRUSTRATING . . .
SOMEBODY MUST have a nice two bedroom and den, or 3-bedroom home in OAK BAY that is for sale for $13,000 to $15,000 CASH! We now have THREE GOOD CLIENTS . . . for homes in this category. (Clear title is a "must" in two instances). YOU HAVE NOTHING TO LOSE and EVERYTHING TO GAIN by answering this ad. Prompt and courteous attention will be given ALL ENQUIRIES. Call Mr. YELLS at EV 2-2101 or Res. EV 3-5039. Harry Foster Ltd.

UNIQUE??
Three-bedroom. Tudor-style home with character in Oak Bay; 2 months' possession.
IMMEDIATE AND CONFIDENTIAL INSPECTION CASH DEAL
If you are going to sell a home of this type—CALL ME NOW
D. E. Wilkinson.
EV 4-9124; res. Sidney 652

PEMBERTON HOLMES LTD.
1002 Government Street

OAK BAY OWNERS PLEASE READ . . .
THIS IS A SINCERE REQUEST! My client has just sold his home for ALL CASH and wants a home in OAK BAY. He will BUY IMMEDIATELY! Price to be about $14,000 ALL CASH. For fast, courteous action please telephone me at my office or my home anytime day or night. This is URGENT! Call Mr. ART YELLS, EV 2-2101; Res. EV 3-5039. Harry Foster Limited.

2 PRAIRIE COUPLES
WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN, NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES WESTERN HOMES LTD. EV 2-2137 ANYTIME.

CLIENT
with $9,000 cash wants home in good district. Needs 3 bedrooms and would prefer oil heat. If your home meets these requirements call Sam Paterson and Gordon Marshall at EV 5-2458.

Byron Price Realtors

CASH FOR SUBURBAN HOME
My clients (retired couple) have just sold their home; they want a comfortable home with half-acre or more, up to $12,000; VIEW ROYAL district would be suitable. Please call Mr. Francis, EV 4-9335; res., GR 9-4810.
A. BERNARD & CO. LTD.

Marigold, Glanford
OR SURROUNDING AREA
My client wants a 4 or 5-roomed home in the above location; has $3,500 as down payment, price about $9,000.
Please call C. Vining,
EV 2-2101, GR 9-3786
HARRY FOSTER LTD.

WANTED
2 Small houses under $7,000 in good rental area for CASH investment buyer. Minor repairs acceptable. JIM GOLBY, Northwestern Securities of Victoria Ltd. EV 5-6741 (24-hour service).

CASH
(1) For two-bedroom bungalow with basement in FAIRFIELD.
(2) For three-bedroom bungalow with basement in JAMES BAY.
Please call MRS. BACON, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-0237.

HAVE YOU
A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2157 or eves. GR 9-1804.

URGENT
Have several clients waiting for medium priced, newer, 3-bedroom homes in Greater Victoria area. Also for higher priced to $22,000 in contemporary or unusual or good modern style 3 to 4 bedrooms. Areas including Cordova Bay, Queenswood, Cadboro Bay or Gordon Head. May we see yours? A phone call will be most welcome. Phone Mr. Forrest, EV 2-7276. Res. EV 2-9274. Town & Country Homes Ltd.

I WOULD BE PLEASED TO CALL ON YOU to discuss such matters as the possible price, terms, etc., you may expect to get from the sale of your home or property. Remember IT COSTS YOU NOTHING till we sell your home, then you pay 5% commission based on the sale price. Please call Leonard Thomas at Douglas Hawkes and Co., 817A Fort Street. EV 4-7138 (Residence EV 3-5685

UP TO $20,000 CASH FOR FOUR-bedroom home and suite, preferably Oak Bay. Any other district considered. $12,000 cash for five-room stucco bungalow in Oak Bay. Up to $14,000 for three-bedroom home North Oak Bay. Immediate inspection. G. Jessup, EV 2-2101; res EV 2-1667. Harry Foster Ltd.

SEE DICKIE THE DEAL DOCTOR! Selling a new or older home in competition with NHA homes is often difficult. By arranging just the right first or second mortgage, we may be able to sell your home for a much higher price. Call us for advice. Dickie & Co., 833 Fort Street. EV 2-4312; eves EV 3-3646.

WE HAVE '57 MONARCH AND cash for small house in Colwood, Glen Lake or Langford. Car can be seen at 566 Goldstream Ave. Phone GR 8-3943.

CASH CLIENT FOR 2 OR 3-bedroom house, Esquimalt, Oak Bay, any good district. David R. McAdams Real Estate, 1205 Broad St., EV 5-3236.

CASH BUYER FOR 5 OR 6-ROOM bung in Oak Bay, near sea preferred. Call R. Cox, EV 3-7181 of Swinerton's, res. EV 3-3814.

ALL CASH
For 3-bedroom home in good location. Miss Luciani, EV 4-5022, EV 5-6028. The City Brokerage.

153 WANTED TO BUY —HOUSES

"$7000"
I have a client who will pay up to $7,000 cash for an old or new home. Large or small, close in or out of town. Call HOMER M. SMITH at EV 5-6741 or GR 7-1951 anytime. Northwestern Securities of Victoria Ltd.

Expensive Home Wanted
Waterfront or good sea view, Gordon Head, Arbutus, etc. Eastern buyer. Please call Mr. Foster at Harry Foster Ltd., EV 2-2101, or my residence at EV 3-9325.

MY INVESTMENT BUYER WILL pay cash for your older home. If your property is in a fairly good rental area and you desire a fast sale call Boyd Hill, EV 5-6741. Northwestern Securities of Victoria Ltd.

I HAVE $3,700 CASH TO PAY down on a good 2 or 3-bedroom home. My client will act immediately. Call Bill Rodgson. Phone EV 5-6741. Northwestern Securities of Victoria Ltd.

A 3-BEDROOM HOME WITH character. Buyer will consider Oak Bay or Rockland area. Must have basement and possibilities for rumpus room. Will go up to $23,000 (cash). Possession to suit vendor. Bel Shragge, eves. EV 2-8892. KING REALTY EV 2-2131

DEAN HEIGHTS AREA
or Oak Bay. If you are thinking of selling, have a client with $3,000 cash and $90 per month. Need two bedrooms, dinette, basement, small garden. Mr. Betts, EV 4-9318, EV 3-2988. C. N. Montague Co.

CASH BUYER
I have a family here from Calgary needing a 3-bedroom home; also two clients with up to $5,000 cash for 2-bedroom home. Please call C. A. James, EV 2-6787, or EV 5-2471
JOHNSTON & CO. LTD.

TO SELL YOUR HOME, YOUR apt. duplex or farm, list with the sales staff of George Randall, Ltd. A steady clientele of genuine buyers for what you have to sell. Phone EV 4-8109.

WANTED—HOUSE ON ACREAGE. No agents. EV 3-8127.

154 PROPERTY FOR SALE

JOHN BLAIR LTD.
620 VIEW ST.
EV 5-3742

SEAFRONT 5 ACRES
Ideal for small farm or summer cottage or hunting and fishing cabin. Log cabin of 4½ rooms with electric light, running water. Land cleared, some orchard 1,000 ft. sea frontage. Anchorage available. Located on Beaver Pt., south Salt Spring Island. Subdivision possible. Good road. Ferry. Priced to sell on reasonable terms $10,500
Please call Mr. Agar
Exclusive Listing

BUILDING LOTS
Good lot, high and dry on Cloverdale near Douglas Street. Could be approved for NHA home, 70'x100', on sewer $1200
Large lot, 70'x380', on Columbia Drive. Plans available for duplex. $100 down and balance over 30 monthly payments. FULL PRICE $1700
COULD BE APPROVED FOR NHA.
Two lots available in fast developing area on sewer, zoned for retail stores. Full price for the two lots $2400
Enquiries invited on the above. Call ERIC A. MACFADYEN NORTHWESTERN SECURITIES OF VICTORIA LTD. EV 5-6741. 24-HOUR TELEPHONE SERVICE.

OLYMPIC VIEW TERRACE ALBERT HEAD CHOICE LOTS FOR SALE
Fine views of Olympics and water. Property borders on Witty's Lagoon, one of the finest beaches on south of Island. Twenty minutes' drive from city centre on paved roads. Drive out Metchosin Rd., turn down Albert Head Road and see sign. Water and power provided, school bus. Prices from $1,300. Low tax area, large lots. Please call Mr. J. Mackenzie for information. EV 4-4115 anytime. B.C. Land & Investment Agency Ltd., 922 Government St.

OAK BAY
Excellent sea view lot, 110 ft., on Barkley Street. Price $3800

TEN MILE POINT WATERFRONT
2 lots with 100 ft. of water frontage each. Mount Baker View Road. $6500—$7000
Terms. Exclusive. Contact Charles Giddy, EV 5-2458, res. EV 4-1690

BYRON PRICE REALTY

GORDON HEAD SALTAIR CRESC
Only 1 lot left in this attractive subdivision. Approx. 80x150, with sea view $1700
Price
Please call A. M. Millar, EV 5-3435 or GR 7-1027.

P. R. Brown & Sons Ltd.
1112 Broad St. EV 5-3435

SEA VIEW LOT
Unobstructed view of Mt. Baker, Cadboro Bay and Yacht Club from this lot in beautiful Sherwood Oaks subdivision. Let me build your your dream home on this lot. Hundreds of plans to choose from. Call Allen Vizard, EV 5-2458 anytime.

BYRON PRICE REALTORS

TIME TO BUILD LOTS
100x200, Saanich Road $1,500
1¼ Acres, Alderley Road $3,250
SPECIAL
Duplex-zoned lot, Admirals Road ..... $3,300 Cash
Call Cec. Pearce, Res. EV 5-4621
BROWN BROS. AGENCIES LTD
1125 Blanshard St. EV 5-8171

3.96 ACRES PARKLAND
Saanich, 8-mile circle. Low down payment. Only $2,200.
Call Walter Amos, EV 4-6606.
ALFRED CARMICHAEL & Co. Ltd
1239 Broad Street EV 4-7341

3 CHOICE SEAVIEW LOTS IN popular Gordon Head. N.H.A. approved. $2,300 and $2,750. Bel Shragge, eves. EV 2-8892. King Realty, EV 2-2131.

SIDNEY, APPROXIMATELY 3 acres or part. Sea view and all services. Terms. Owner, L. G. Thomas, 7086 Beach Drive, Brentwood, Keating 221-Y.

4.3 ACRES, ROYAL OAK. FULL price $3,950. Call Herb Hodgson, EV 2-2101, res. GR 9-2114. Harry Foster Ltd.

LOT 89.67x166.4, GOOD DRAINage. 4080 Tyndall Ave. $1,275. D. L. Jack. Phone GR 7-3373.

LOT, 75x125, FAIRBURN ROAD. Gordon Head district. $1,400 cash. Must sell. EV 5-3954.

ACRE OF LAND, HOUSE PARTLY built. Colwood district. GR 8-3050.

NORTH SAANICH PROPERTIES Gordon Hulme Ltd., Sidney 120

154 PROPERTY FOR SALE

$575 EACH
3 LOTS, 50'X120' EACH
Choice Gordon Head adjacent lots on Agnew Avenue off Majestic Drive. Near Gordon Head school. Can be NHA approved. Call SID LANGHELT, EV 5-6741 or GR 7-6098. Northwestern Securities of Victoria Ltd.

CHOICE LOTS
On hill adjacent Cadboro Bay, approved lots, level and cleared. Near schools, beach, stores and bus. $1,750 each. Hurry, they are moving. Call Mr. R. Cox, EV 3-3814. Mr. Holland, EV 4-7650, of Swinerton's. EV 3-7181.

SEAFRONT — 100-FT. WATERfront, treed lot, 200 ft. deep, dandy sandy beach. All utilities. Cordova Bay. $4,800. R. Harris, res. phone EV 4-3672. J. H. Whittome & Co. Limited, EV 2-4255 anytime.

BUILDERS' LOTS
50x120, High Glanford location, $1,100. 83x139 Claremont Ave., Elk Lake, $1,000. Call Herb Hodgson, GR 9-2114. Harry Foster Ltd.

SECTION
Five acres, Glanford, suitable for subdividing into 18 lots. Don Bacon, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 4-0237.

1¼-ACRE TREED LOT, CORDOVA Bay GR 9-1614

156 ACREAGE FOR SALE AND WANTED

1½ ACRES, TREED, SLOPING land with sea view